

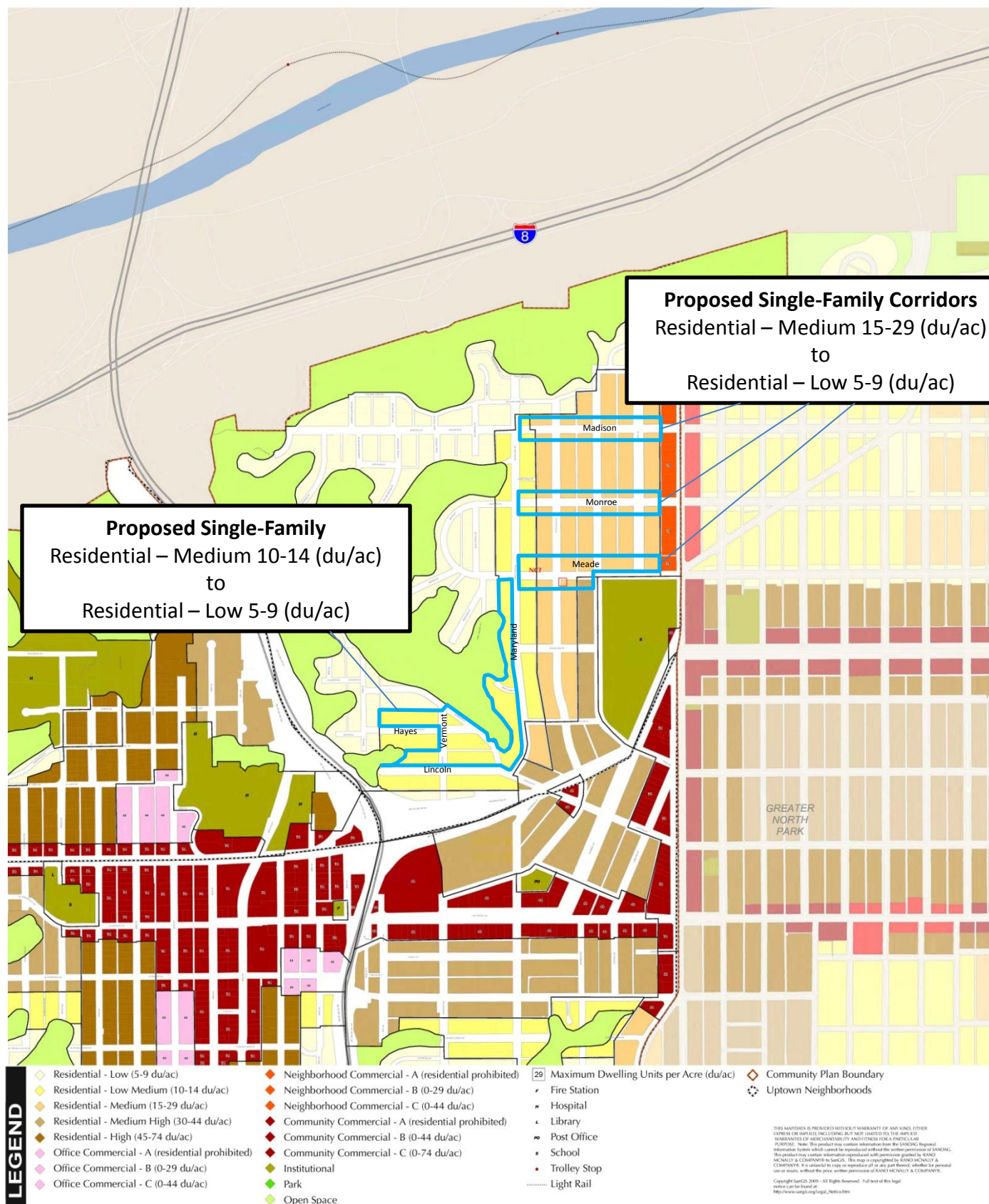
Uptown Community Plan Update



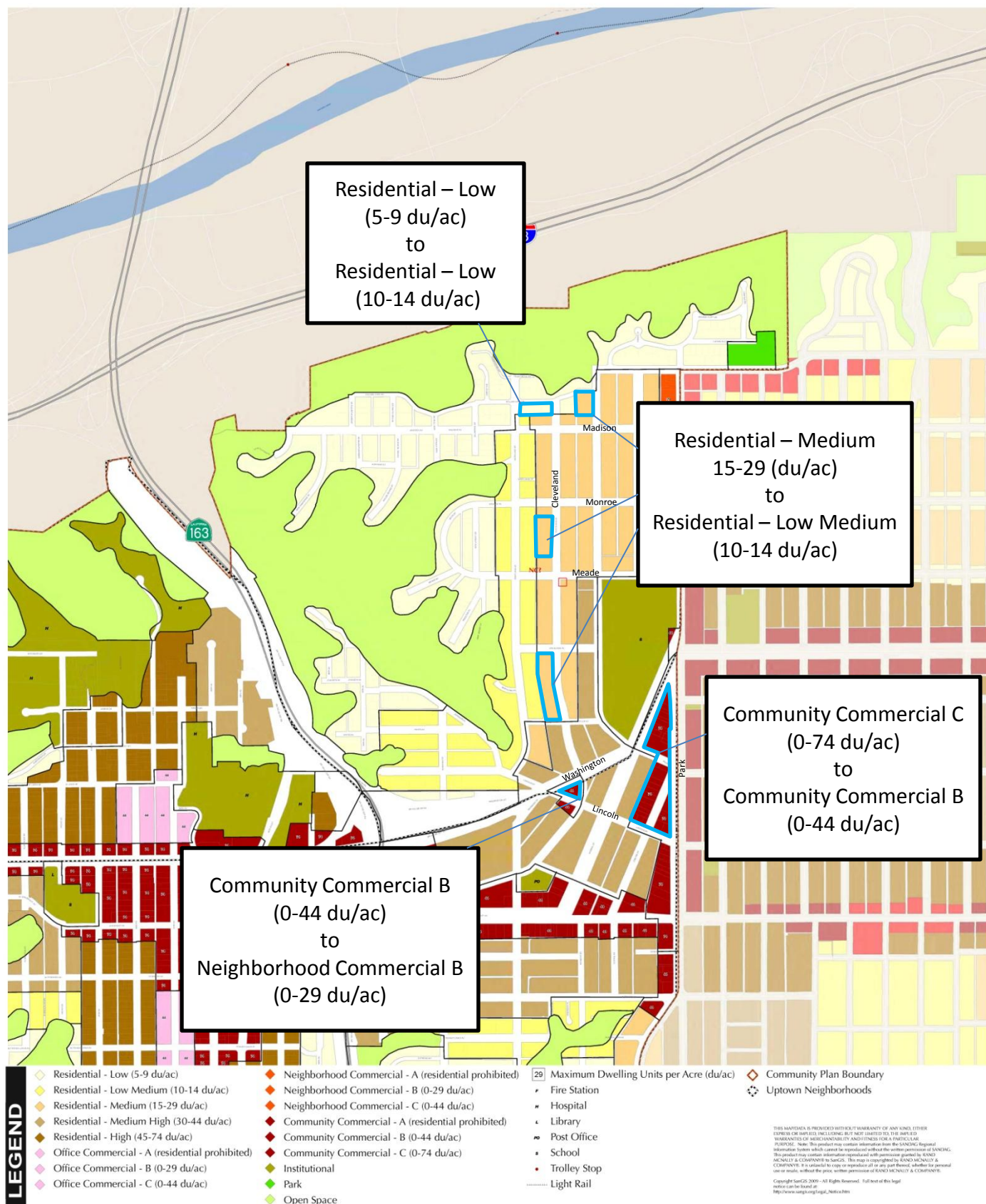
Uptown Planners Meeting
Joyce Beers Community Center
April 2, 2013

Development Services Department

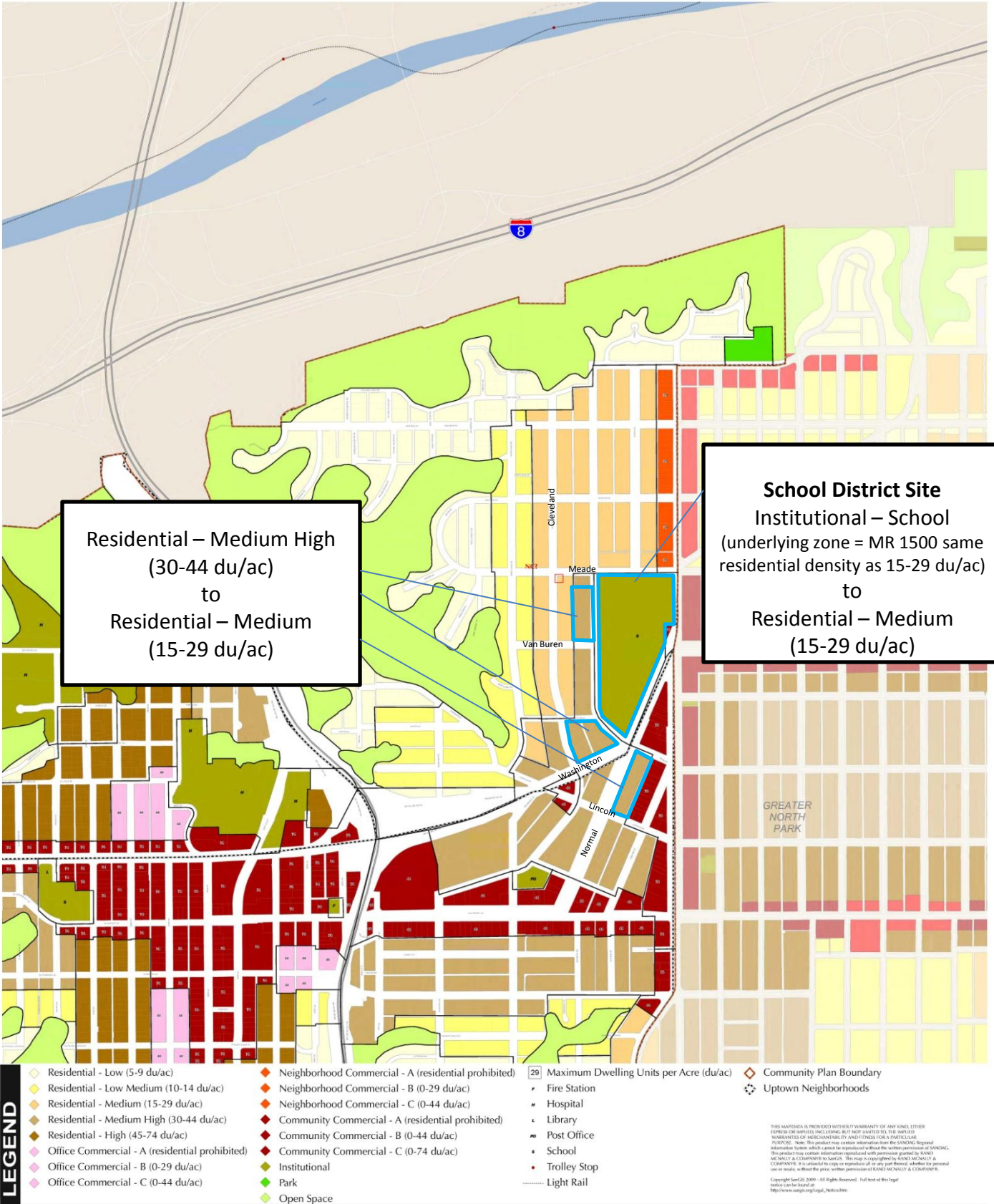




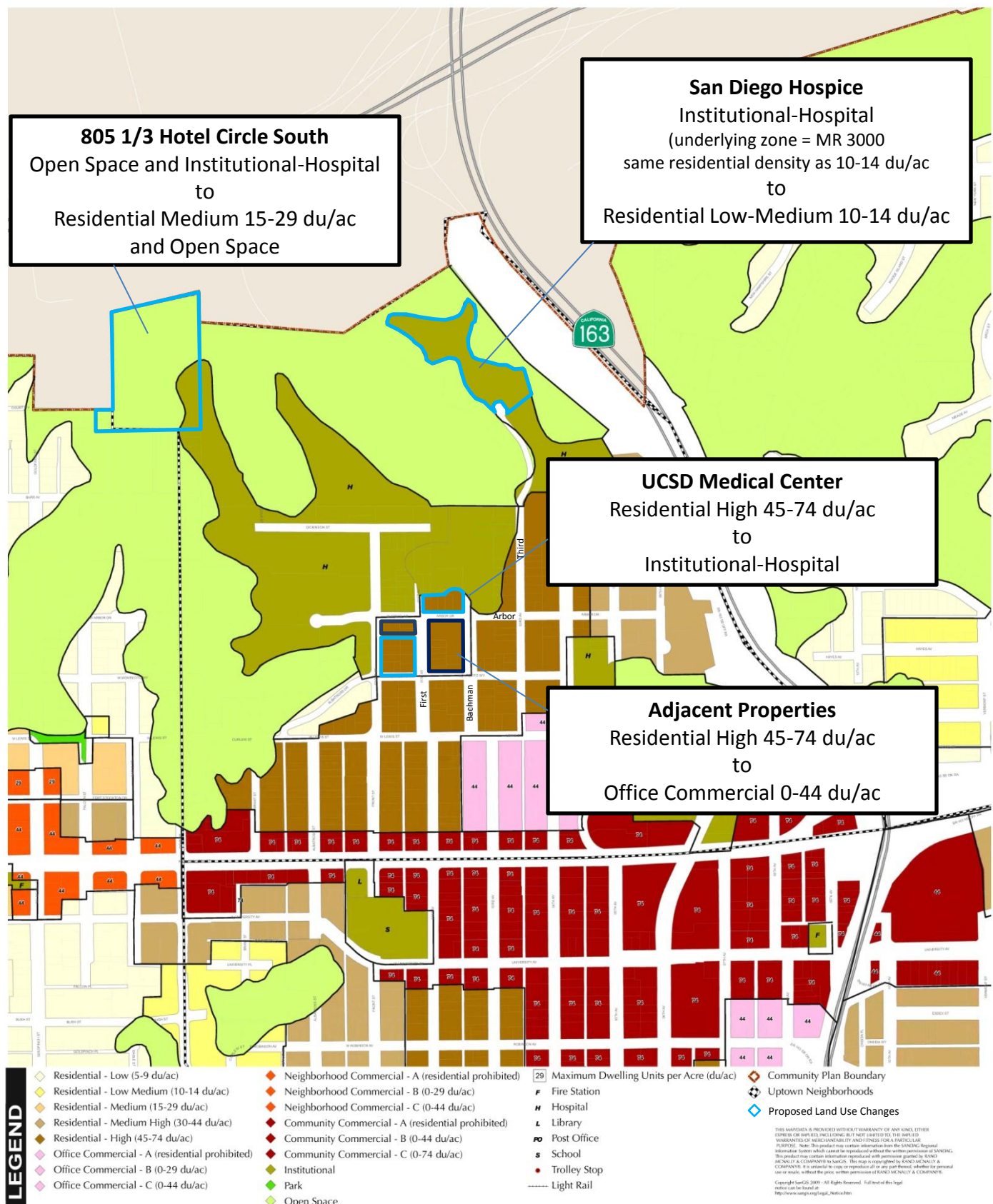
DRAFT Proposed Land Use Map



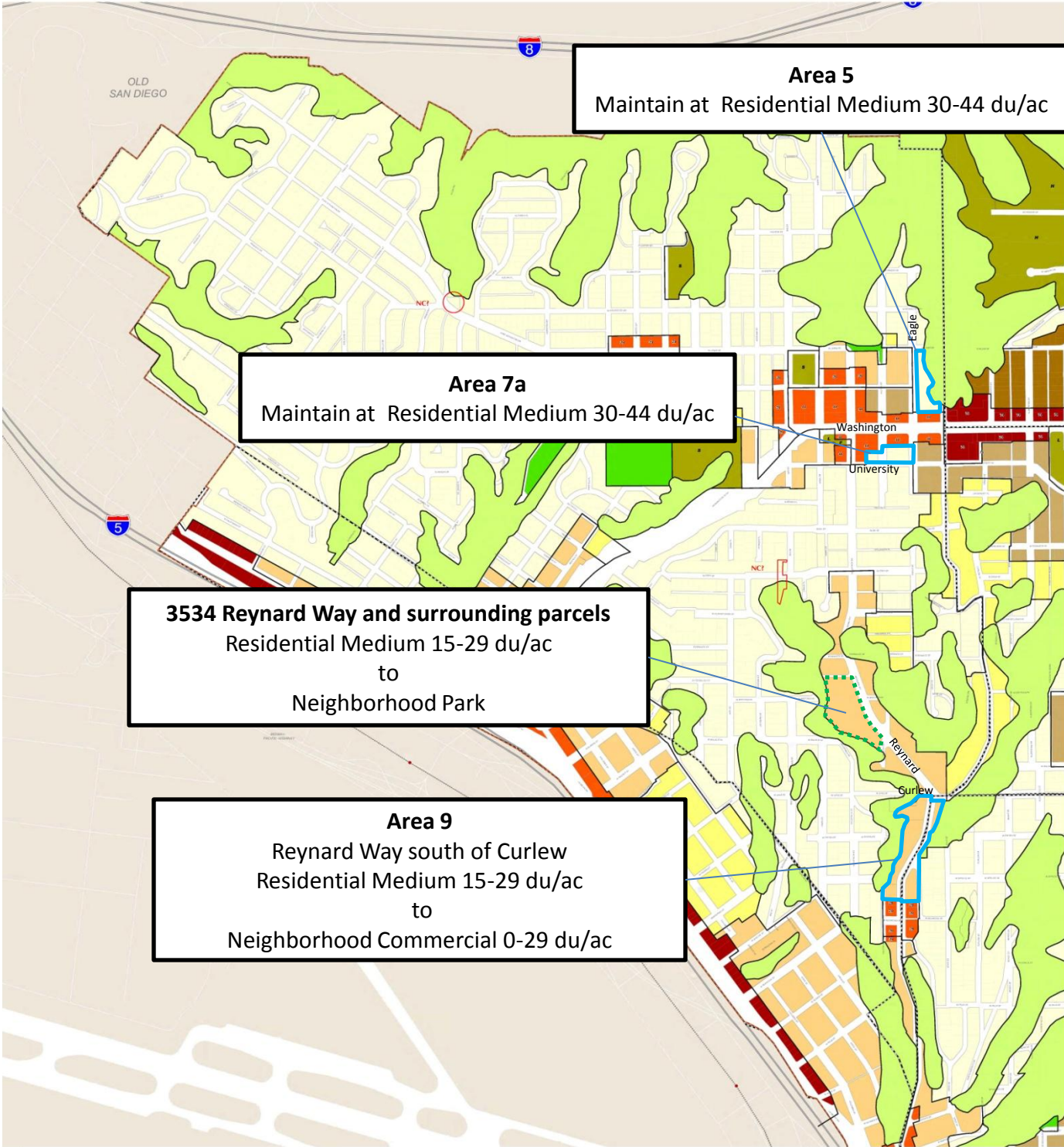
DRAFT Proposed Land Use Map



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LEGEND

Residential - Low (5-9 du/ac)

Residential - Low Medium (10-14 du/ac)

Residential - Medium (15-29 du/ac)

Residential - Medium High (30-44 du/ac)

Residential - High (45-74 du/ac)

Office Commercial - A (residential prohibited)

Office Commercial - B (0-29 du/ac)

Office Commercial - C (0-44 du/ac)

Neighborhood Commercial - A (residential prohibited)

Neighborhood Commercial - B (0-29 du/ac)

Neighborhood Commercial - C (0-44 du/ac)

Community Commercial - A (residential prohibited)

Community Commercial - B (0-44 du/ac)

Community Commercial - C (0-74 du/ac)

Institutional

Park

Open Space

29 Maximum Dwelling Units per Acre (du/ac)

Fire Station

Hospital

Library

Post Office

School

Trolley Stop

Light Rail

Community Plan Boundary

Uptown Neighborhoods

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DRAFT Proposed Land Use Map

Date Issued: 7/13/2012 12:17:30 PM

0 400 800 Feet

SanGIS

Note added April 3, 2013

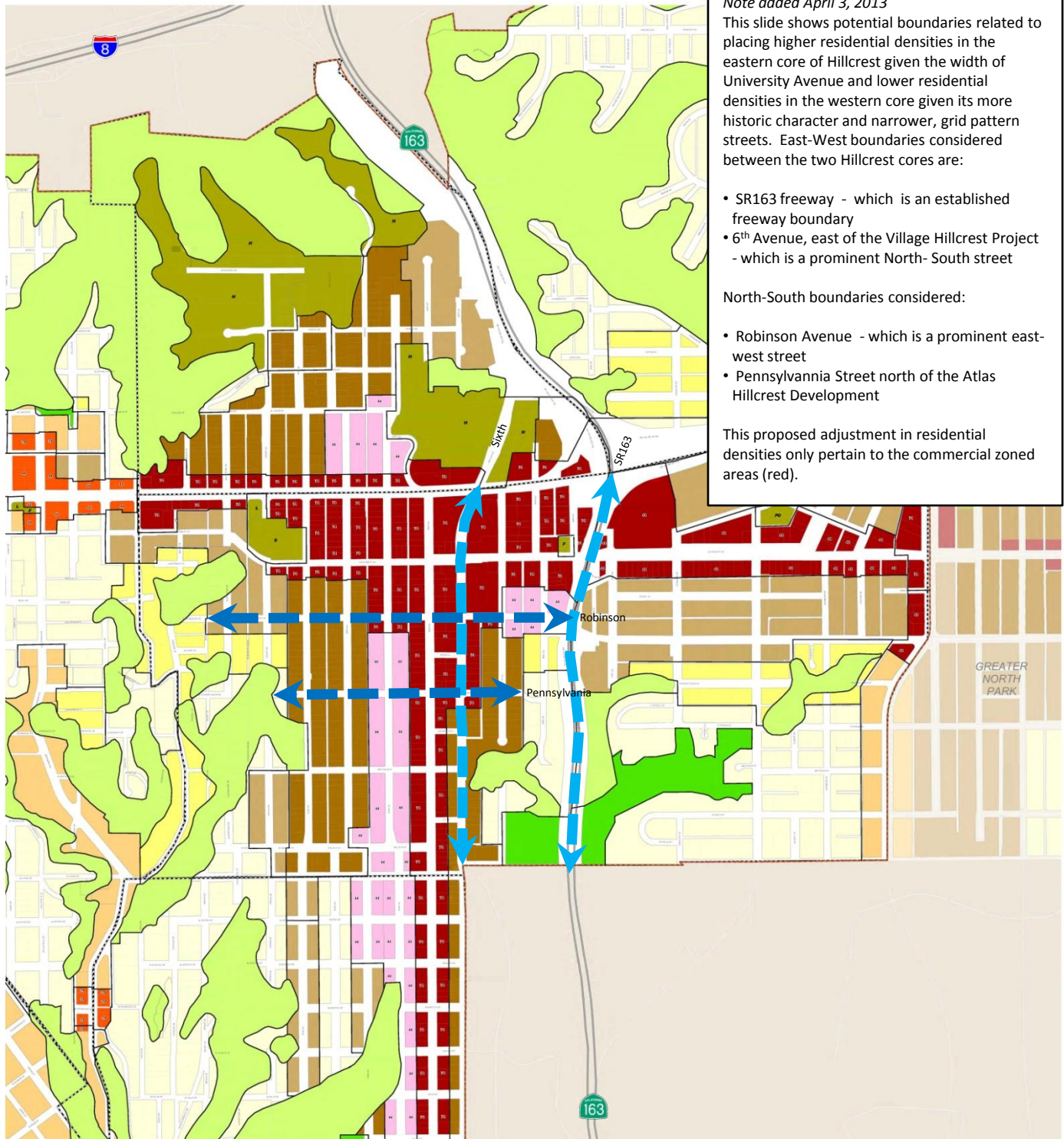
This slide shows potential boundaries related to placing higher residential densities in the eastern core of Hillcrest given the width of University Avenue and lower residential densities in the western core given its more historic character and narrower, grid pattern streets. East-West boundaries considered between the two Hillcrest cores are:

- SR163 freeway - which is an established freeway boundary
- 6th Avenue, east of the Village Hillcrest Project - which is a prominent North- South street

North-South boundaries considered:

- Robinson Avenue - which is a prominent east-west street
- Pennsylvania Street north of the Atlas Hillcrest Development

This proposed adjustment in residential densities only pertain to the commercial zoned areas (red).



LEGEND

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> Residential - Low (5-9 du/ac) Residential - Low Medium (10-14 du/ac) Residential - Medium (15-29 du/ac) Residential - Medium High (30-44 du/ac) Residential - High (45-74 du/ac) Office Commercial - A (residential prohibited) Office Commercial - B (0-29 du/ac) Office Commercial - C (0-44 du/ac) | <ul style="list-style-type: none"> Neighborhood Commercial - A (residential prohibited) Neighborhood Commercial - B (0-29 du/ac) Neighborhood Commercial - C (0-44 du/ac) Community Commercial - A (residential prohibited) Community Commercial - B (0-44 du/ac) Community Commercial - C (0-74 du/ac) Institutional Park Open Space | <ul style="list-style-type: none"> Maximum Dwelling Units per Acre (du/ac) Fire Station Hospital Library Post Office School Trolley Stop Light Rail | <ul style="list-style-type: none"> Community Plan Boundary Uptown Neighborhoods |
|--|--|---|---|

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